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G. N. R. P. CIVIC FACILITIES STUDY

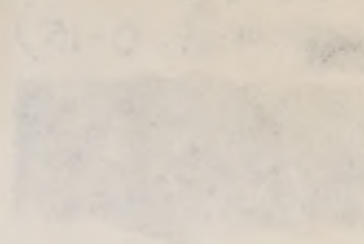
A Report to the Oakland Redevelopment Agency
from the City Planning Department

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CIVIC FACILITIES - GNRP AREA

This portion of the GNRP study is concerned with the civic facilities needed and with their size and location. It proposes policy, principles and standards for the expansion of existing civic facilities and the development of new ones. Proposals contained in this section have been taken, in part, from the Preliminary General Plan. They were evolved in close cooperation with the Park Department, Recreation Department and the Oakland Public Schools. Throughout the study, modified Preliminary General Plan proposals and more detailed site proposals have been reached as a result of cooperation and agreement with representatives of these departments.

Facilities proposed for the GNRP area are primarily intended to serve residents of the area in which these facilities are located. The most prominent of these facilities are parks, schools, and recreation areas. Firehouses and libraries are also considered.

Recommendations for civic facilities are based on an ultimate population of 27,500 people, of a population composition similar to that of the city as a whole, although of income level below that average.

The continuance of city-school district policy of combining recreation centers with schools on the same site so they may 1) share land and facilities, 2) enjoy cooperative administration, has been assumed.

Summary of Major Proposals

1. Based on modified Preliminary General Plan standards,* the following facilities are proposed:

- 1 junior high school (existing) - community center (new)
- 4 elementary schools (3 existing, 1 new) - neighborhood centers (all new)
- 2 community center buildings (both new)
- 2 firehouses (2 existing, one of which is to be relocated)
- 1 community park (9.6 acres existing, 13.4 acres new)
- 6 one-acre neighborhood parks (all new)

Note: A senior high school (McClymonds) is located outside the GNRP area, yet serves the area adequately.

2. The GNRP includes proposals to abandon some existing parks, recreation facilities and elementary schools, as well as one firehouse. The proposals are based on 1) recommended land use changes and the resulting redistribution of residential properties, which cause existing properties to be improperly located, and 2) the unsatisfactory condition of buildings on these properties.

* See Appendix 1

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Civic facilities to be abandoned for either or both of these reasons are:

a. Raimondi Park	city ownership	8.3 acres
b. McFeely School and	city "	.6
Recreation Center	school "	.5
c. Willow Manor Elementary School	school "	1.6
d. Tompkins School	city "	.1
	school "	2.9
e. Firehouse #9	city "	.2
		14.2 acres

3. The proposed expansion of DeFremery Park to 23 acres (from 9.6 acres) meets the need for one large park to serve the entire West Oakland population. Six acres of this is part of the already-developed proposal (PGP) for parkland attached to a community center; 8.3 acres equals the amount of land replacing the area of Raimondi Park to be abandoned, and the remainder is the existing DeFremery Park. One large park rather than three separate park areas provides, at one place and on an intensive basis, all the community-wide outdoor park and recreation needs of the West Oakland population except ball fields more logically located at a junior high school. However, since the junior high school is but three blocks away, park, recreation and social activities, together with the proposed community shopping center, in effect, are one.

4. The total amount of additional land proposed to be developed to give the GNRP area the facilities needed is 26.98 acres for schools and recreation centers, and 19.83 acres for parks and a new firehouse.

Analysis of Sites (see map)

1. Lowell Junior High School - Community Center New Elementary School - Neighborhood Center

It was found that with the proposed abandonment of the Tompkins Elementary School by the Oakland Public Schools, a new elementary school building would be needed in the residential area north of 7th Street, south of 14th, between Brush and Adeline Streets. A savings in land can be realized by combining the elementary school-neighborhood center with the junior high school-community center on one site. This would entail enlarging the Lowell site from 5.27 to 18 acres to meet the land needs of such a joint site. The required six-acre park for a community center, as well as the community center building, is proposed to be located at DeFremery Park for the reasons noted in point 4 above.

The community center is designed to serve the community-wide needs of the entire West Oakland population. The existing junior high school building can accommodate 1400 students; about 1100 are anticipated from the GNRP area,

Civic Facilities - GNRP Area

none from outside the GNRP area. The new elementary school will serve about 311 elementary students from the GNRP area, and 200 or more from outside the GNRP area.

2. Cole Elementary School-Neighborhood Center

The Cole Elementary School can accommodate up to 700 students. Only 470 will attend from the service area proposed for the school. No building additions are required. Expansion of playground area to meet requirements for a neighborhood center will be required.

3. Lafayette Elementary School-Neighborhood Center

The Lafayette Elementary School can accommodate up to 900 students. An estimated 721, plus up to 200 from outside the GNRP area will attend. No building additions are required, assuming attendance can be held to 900 or less. This will depend upon a minimum number of students attending from outside the GNRP area. Expansion of playground area to meet requirements for a neighborhood center will be required.

4. Prescott Elementary School-Neighborhood Center

The Prescott Elementary School can accommodate up to 900 students. Some 753 are anticipated, all from the neighborhood west of Cypress Street. No building additions are necessary. Land acquisition for playgrounds will be required. A recreation center building is recommended to serve the indoor recreational needs of the large population of this semi-isolated area.

5. DeFremery Park

This 9.6 acre site now comprises a community center building, which is at least partially due for major renovation, a good swimming pool, tennis courts, ball fields and park area. Our proposal for this site is to 1) replace the community center building with a new structure, 2) expand playgrounds, ball fields, courts and park area, and 3) retain the swimming pool. To do this would require acquisition of 14.6 acres, 6 of which would normally be a part of the community center at the Lowell site but would be more useable if combined with other parkland, and 8.3 of which is replacement for Raimondi Park, which is being abandoned due to its location within a proposed industrial area - a location not at all related to the needs of a residential population.

This 23-acre community park is less than the suggested standard for recreation parks in California (28-32 acres), according to the Guide for Planning Recreation Parks in California, prepared in 1956 by the California Committee on Planning for Recreation, Park Areas and Facilities. Yet it seems to be a suitable and satisfactory solution to the growing demand for areas where one can play, rest, walk, picnic and escape the busy and built-up city.

into two blocks the GWP area. The new elementary school will serve about 300 elementary students from the GWP area, and 200 or more from outside the GWP area.

2. Cole Elementary School-Neighborhood Center

The Cole Elementary School can accommodate up to 700 students. Only 400 will attend from the service area proposed for the school. No building additions are required. Expansion of playground area to meet requirements for a neighborhood center will be required.

3. Lafayette Elementary School-Neighborhood Center

The Lafayette Elementary School can accommodate up to 900 students. An estimated 750, plus up to 200 from outside the GWP area will attend. No building additions are required, assuming attendance can be held to 900 or less. This will depend upon a minimum number of students attending from outside the GWP area. Expansion of playground area to meet requirements for a neighborhood center will be required.

4. Prescott Elementary School-Neighborhood Center

The Prescott Elementary School can accommodate up to 900 students. Some 750 are anticipated. All from the neighborhood west of Cypress Street. No building additions are necessary. Land negotiation for playgrounds will be required. A recreation center building is recommended to serve the future recreational needs of the large population of this semi-detached area.

5. Deerway Park

This 9.6 acre site now comprises a community center building, which is at least partially due for major renovation, a good swimming pool, tennis courts, ball fields and park area. Our proposal for this site is to (1) replace the community center building with a new structure, (2) expand playgrounds, ball fields, courts and park area, and (3) retain the swimming pool. To do this would require acquisition of 11.6 acres, 6 of which would normally be a part of the community center at the lower site but would be more usefully combined with other parcels, and 6.2 of which is replacement for Lakewood Park, which is being abandoned due to its location within a proposed industrial area - a location not at all related to the needs of a residential population.

This 21-acre community park is less than the suggested standard for recreation parks in California (30-35 acres), according to the 1964 for Planning Recreation Parks in California, prepared in 1956 by the California Committee on Planning for Recreation, Park Areas and Facilities. Yet it seems to be a suitable and satisfactory solution to the growing demand for areas where one can play, rest, walk, picnic and escape the hurry and bustle of city.

Civic Facilities - GNRP Area

6. Six One-Acre Parks

Joint school and recreation centers do not include passive parks (as contrasted with active recreation space). Therefore, six small parks scattered throughout the area are recommended to allow a high density population the outdoor space so highly desirable within the center of a city. Precise location of these parks will be determined during project planning.

The above-mentioned California park standards were used as a guide in arriving at this proposal. Parks would be primarily for the use of GNRP residents.

7. Firehouses

Firehouse # 3, Pine and Goss Streets. This location is suitable and the site is adequate for current and future needs. Both the City Planning staff and the Oakland Fire Department concur on this.

Firehouse # 9, Magnolia and 14th Street. The present structure has been declared unsound and inadequate for long-term use. A new site is tentatively suggested by the Oakland Fire Department for the vicinity of 18th and Adeline (see Firechief's Report, 1958). This would be a minimum 10,000 feet site. A new building would be constructed.

8. Library

The Charles Green Branch Library at 14th and Grove (outside the GNRP area) is considered by the Oakland Librarian as adequate and suitable for a permanent branch facility to serve all of West Oakland and an area near downtown.

Rental space in the GNRP area, now held on 7th Street, could be obtained if a need continues to manifest itself. No new permanent building in the GNRP area is felt to be necessary.

* * * * *

The attached data sheets summarize the standards, needs and proposals for all civic facilities. An attached appendix includes a formula evolved jointly by the City Planning staff and the Oakland Public Schools staff. It was used to determine the need for an additional elementary school, and to arrive at the number of students per school based on an ultimate population figure.

Supporting maps also a part of this report are:

Civic Facilities - GNRP Area

Supporting maps also a part of this report are:

- 1) civic facilities, existing and proposed, including acreages and general locations
- 2) service areas of the various civic facilities (including facilities located outside the area which serve the area)
- 3) school service and attendance areas

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(1) other facilities, including and beyond, including

and general facilities

(2) services of the various civil facilities (including

facilities located within the area which serve the area)

(3) school service and transportation

APPENDIX

1. Acreage standards, modified from the PGP in cooperation with the Oakland Public Schools, Park Department and Recreation Department are:

a. Community center combined with neighborhood center

tot lot	.25	
paved game courts	4.35	
turf game area	5.50	
athletic field	-	at McClymonds High School
park and free play	-	at De Fremery Park
school buildings	2.25	
landscaping, circulation	3.10	
off-street parking	.80	
		16.25 acres
proposed site is	18	acres

b. Neighborhood center

tot lot	.25	
paved game courts	1.85	
turf game area	2.50	
school building	1.00	
landscaping, circulation	1.75	
off-street parking	.15	
		7.5 acres

proposed size is 7.5 acres, with an additional acre where a recreation building is required.

The savings in acreage from the PGP standards (i.e., a 28-acre joint center, and the 9-acre neighborhood center) have been realized by assuming that all schools would be two stories, and that park areas would not be located in conjunction with the community center at the Lowell Junior High School site.

2. Formula for computing the number of elementary school children given the total population of an area.

Assuming the same family size in West Oakland as in the city overall,

total population	x .178	=	size of 5-19 age group
5-19 age group	x .78	=	number of enrollees in all schools
enrollees	x .5561	=	number of elementary school students

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This formula was applied to the total proposed populations in the several residential units of the GNRP area to arrive at the number of elementary students to be enrolled, the number of elementary schools needed, and to test the holding capacity of existing schools.

This formula assumes parochial school students are excepted.

In figuring future elementary school attendances, a difference was drawn between Public Housing and non-Public Housing areas. In the former, the ratio of students to total population is larger. Figures were supplied by Oakland Public Schools.

School Attendances Anticipated (Plan A)

Prescott - 8792 total population

680 Public Housing/ 128 students
8112 Private Housing/625 students

753 total students

Cole - 4433 total population

1594 Public Housing /252 students
2839 Private Housing/218 students

470 total students

Lowell - 4041 total population
(New)

311 students

Plus 200 from outside GNRP area

Lafayette -9357 total population

721 students

Plus 200 from outside GNRP area

3. Data Sheets (see attached charts)

This document was submitted to the court pursuant to the court's order in Case 1:12-cv-01011-UNA dated 12/12/11. The court's order in Case 1:12-cv-01011-UNA dated 12/12/11 is hereby incorporated by reference into this document. The court's order in Case 1:12-cv-01011-UNA dated 12/12/11 is hereby incorporated by reference into this document. The court's order in Case 1:12-cv-01011-UNA dated 12/12/11 is hereby incorporated by reference into this document.

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DATA SHEET - CIVIC FACILITIES - GMRP
Except Parks and Firehouses

NAME	EXISTING FACILITY	ACRES	ACRES SCHOOL PRPTY	ACRES CITY PRPTY	PROPOSED FACILITY	PROPOSED ACREAGE STANDARD (1)	ADDT'L ACREAGE NEEDED	ACRES NON STREET	ACRES SCHOOL SHARE (4)	ACRES CITY SHARE
LOWELL	JHS	5.27	4.47	.80	ES-Neighborhood Center (2) JHS-Community Center	18.00	12.73	8.00	9.53	3.20
	JHS Bldg. Playground	1.50	1.50	-	ES Building	.75	.75	.75	.75	-
		3.77	2.97	.80	Tot Lot, Pkg., Turf, Courts, Landscaping	15.75	11.98	7.25	8.78	3.20
					JHS Building	1.50	-	-	-	-
COLE	ES	2.52	2.52	-	ES-Neighborhood Center	7.50	4.98	2.80	2.48	2.50
	ES Bldg. Playground	.79 1.73	.79 1.73	- -	ES Building Tot Lot, Pkg., Turf, Courts Landscaping	.79 6.71	- 4.98	- 2.80	2.48	2.50

LAFAYETTE	ES	2.52	2.52	-	ES-Neighborhood Center	7.50	4.98	3.50	2.48	2.50
	ES Bldg.	.74	.74	-	ES Building Tot Lot, Pkg., Turf, Courts Landscaping	.74 6.76	4.98	3.50	2.48	2.50
	Playground	1.78	1.78	-						
PRFSCOTT	ES	4.21	4.21	-	ES-Neighborhood Center	8.50	4.29	2.80	.79	3.50
					ES Building	.98	-	-		
					Tot Lot, Pkg., Turf, Courts, Landscaping	7.52	3.29	1.80	.79	2.50
					Neighborhood Building	1.00	1.00	1.00	-	1.00
TOTALS		14.52	13.72	.80		41.50	26.98	17.10	15.28	11.70

NOTES:

1. School-Recreation Center standards are based on Preliminary General Plan standards, modified to account for existing or new two-story buildings which consume considerably less land than suggested in the PGP.
2. Preliminary General Plan standards for a community center include a community center building (1 acre) and a park (6 acres). These two elements are to be located at deFremery Park.
3. The total acreage figure is based on a combination of these various facilities at one site. Such a combination affords a land saving of 3 acres. If the elementary school should be separated from this center, 3 additional acres of land would be required, about 2 more for a minimum size community center - JHS, and one additional acre for an optimum size elementary school - neighborhood center.
4. The shares of land ownership and control are divided according to an agreement between the Oakland Public Schools and the City of Oakland Recreation Department. The formula for elementary school - neighborhood centers is 2 schools, 1 city. For the community center, a figure of 4 acres has been offered as the city's share.

DATA SHEET - CIVIC FACILITIES
PARKS, FIREHOUSES

PART II

(All City Ownership)

NAME	EXISTING FACILITY	EXISTING ACRES	PROPOSED FACILITY	ADDITIONAL ACREAGE NEEDED	ACRES NON STREET
deFremery	Park	9.60	Large Park-Recreation Center	13.60	9.20
	Park Recreation	5.00 4.60	Park & Recreation Community Center Bldg.	12.60 1.00	
Local Parks	None	-	6 small parks scattered through the area	6.00	6.00
Firehouse	Co. #9 to be relocated	.23	New facility building Land	.23	.23
TOTALS		9.83		19.83	15.43

